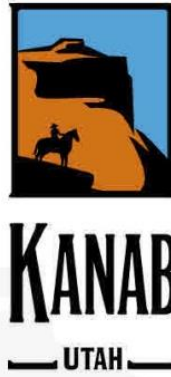


Mayor
Robert Houston
City Manager
Joe Decker
Treasurer
RaeLene Johnson



City Council
Kent Burggraaf
Cheryl Brown
Kirt Carpenter
Brent Chamberlain
Joe B. Wright

KANAB CITY PLANNING COMMISSION STAFF REPORT- May 6, 2014

I. REQUEST: Land Use Ordinance Amendment: Height Restriction in C1 Zone

II. STAFF ANALYSIS

Section 15-3 of the Kanab City Land Use Ordinance provides regulations related to maximum building heights for commercial and manufacturing districts. Per this ordinance, the maximum building within the C1 Commercial Zone is "Two Story or 35 ft." Currently, it has been revealed that there is the demand for buildings of greater than two stories. A perspective applicant has approached the City with the intention of developing a three story hotel building on a parcel within the C-1 zone. One of the purposes of the C-1 Zone is to provide for a variety of types of goods and services in a walkable atmosphere. Allowing for three story buildings would not conflict with the purpose of this zone or Community Design Goals of Chapter 3 in the General Plan and is not expected to have significant detrimental effects upon surrounding properties. In addition, Chapter 4 of the General Plan stipulates that the "revitalization of the community's downtown is considered to be a priority economic objective of the City. In order to foster economic development in the city, while maintaining the goals of the C1 Zone, Staff believes that omitting the two story maximum height restriction in the C1 zone would be appropriate.

III. FINDINGS

1. The Two Story provision is overly rigid and does not provide for sufficient economic development opportunities in the downtown area.
2. Omitting the two story provision in the C1 zone does not conflict with the purpose of the zone.
3. There is a demand to develop buildings which are greater than two stories.

IV. STAFF RECOMMENDATION:

That the Kanab City Planning Commission recommend to the Kanab City Council, an amendment to Section 15-3 of the Kanab City Land Use Ordinance, omitting the phrase "Two Story or" from the maximum Story/Height regulation within the C1 zone, while retaining the 35 ft. maximum.

— A Western Classic —